



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

April 30, 2009

TO: Librarian  
Los Nietos Library  
11644 E. Slauson Avenue  
Whittier, CA 90606-3396

FROM: Josh Huntington, AICP  
Senior Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 068896**

**10278 MINA AVENUE, WHITTIER**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on June 2, 2009.

Please have these materials available to the public through June 15, 2009.

If you have any questions regarding this matter, please contact Josh Huntington from the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 068934 dated September 4, 2008.
  2. Land Use Map
  3. Notice of Public Hearing
  3. Draft Factual
  4. Draft Staff Report
  5. Draft Conditions



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

**TENTATIVE PARCEL MAP NO. 068896**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE <b>6-2-09</b>	

<b>APPLICANT</b> Deanna Cox	<b>OWNER</b> Linda Studley, Nancy Gutierrez, and Deanna Cox	<b>REPRESENTATIVE</b> Robert Wada & Associates, Inc
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**REQUEST**

**Tentative Parcel Map:** To create 2 parcels on 0.54 gross acres. One of the parcels is proposed to have two units for lease only.

**LOCATION/ADDRESS**

10278 Mina Avenue, Whittier  
[APN: 8157-012-021]

**ACCESS**

Gunn Avenue and Mina Avenue

**ZONED DISTRICT**

Southeast Whittier

**COMMUNITY**

South Whittier

**EXISTING ZONING**

R-A-6,000 (Residential-Agricultural - 6,000 Square Feet Minimum Lot Size)

<b>SIZE</b> 0.54 gross / 0.53 net acres	<b>EXISTING LAND USE</b> Three Single Family Dwelling	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Flat
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**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single Family Residential / R-A-6,000	<b>East:</b> Single Family Residential / R-A-6,000 and R-1 (Single Family Residential – 5,000 Square Feet Minimum Lot Size)
<b>South:</b> Single Family Residential / R-A-6,000 and R-1	<b>West:</b> Single Family Residential / R-A-6,000 and R-1

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
County of Los Angeles General Plan	1 (Low Density Residential)	Three Dwelling Units	Yes

**ENVIRONMENTAL STATUS: RENV 2007-00128**

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

**DESCRIPTION OF SITE PLAN**

The Tentative Parcel Map dated September 4, 2008, depicts two residential parcels on 0.54 gross acres. Parcel No. 1 contains 0.37 gross acres, and Parcel No. 2 contains 0.17 gross acres. Parcel No. 1 takes access from Mina Avenue, and Parcel No. 2 takes access from Gunn Avenue. Both are public streets. Parcel No. 2 is shown with two units for lease only, and Parcel No. 1 is shown with one unit. Parcel No. 1 currently contains three covered parking spaces. One additional covered space is proposed. Parcel No. 2 contains two covered parking spaces. No grading is proposed as part of this project.

**KEY ISSUES**

- The three existing residences of the two proposed parcels are all legally built structures and proposed to remain. Two of the residences were built in 1954 and the third was built in 1961.
- The location of the proposed carport for Unit No. 2 of Parcel No. 1 might not be acceptable to Los Angeles County's Building and Safety Division. If it is not acceptable, an alternative location will have to be shown on an Amendment Map before Final Map Recordation.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2☐ Street improvements \_\_\_\_\_ Paving \_\_\_\_\_ X Curbs and Gutters \_\_\_\_\_ Street Lights\_\_\_\_\_ Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ X Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other \_\_\_\_\_☐ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

## ISSUES AND ANALYSIS

DRAFT

## TENTATIVE PARCEL MAP NO. 068896-(4)

### STAFF ANALYSIS JUNE 2, 2009 HEARING OFFICER PUBLIC HEARING

#### **PROJECT OVERVIEW**

The applicants, Linda Studley, Nancy Gutierrez, and Deanna Cox are proposing to create two parcels on 0.54 gross acres. One of the parcels is proposed to have two units for lease only.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the R-A-6,000 (Residential-Agricultural – 6,000 Square Feet Minimum Required Lot Area).

#### **DESCRIPTION OF PROJECT PROPERTY**

Location: The property is located at 10278 Mina Avenue, within the unincorporated community of South Whittier and within the Southeast Whittier Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 0.54 gross acres and 0.53 net acres in size. It is roughly rectangular in shape with flat topography. The subject property currently contains three single family dwellings that are to remain.

Access: The property takes access from Mina Avenue, a 50-foot wide public street, to the north and Gunn Avenue, a 60-foot wide public street, to the south.

Services: Potable water will be supplied by Orchard Dale Water District, a public water company. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District.

#### **ENTITLEMENTS REQUESTED**

Parcel Map: The applicants have requested the approval of Tentative Parcel Map No. 068896. The subdivision request is to create two single parcels on 0.54 gross acres. Proposed Parcel No. 1 is intended to have two units for lease only.

**EXISTING ZONING**

The subject property is zoned R-A-6,000. The areas to the north is also zoned R-A-6,000. The areas to the east, west, and south are zoned R-A-6,000 and, further from the subject property, R-1 (Single Family Residence – 5,000 Square Feet Minimum Required Lot Area).

**EXISTING LAND USES**

The subject property currently contains three legally built single family dwellings. Two of the dwellings were built in 1954 and the third was built in 1961. The property is surrounded on all sides by similar single family dwellings.

**PREVIOUS CASE/ZONING HISTORY**

The current R-A-6,000 zoning on the property became effective on May 19, 1949 following the adoption of Ordinance Number 5317 which created the Southeast Whittier Zoned District.

This property was created by a previous subdivision. It is a portion of Lot 7 of Gum Grove Tract. This resubdivision will not interfere with any easement right granted with the recordation of the previous subdivision.

**PROJECT DESCRIPTION**

The Tentative Parcel Map dated September 4, 2008, depicts two residential parcels on 0.54 gross acres. Parcel No. 1 contains 0.37 gross acres and 0.29 net acres, and Parcel No. 2 contains 0.17 gross acres and 0.15 net acres. Parcel No. 1 takes access from Mina Avenue, and Parcel No. 2 takes access from Gunn Avenue. Both are public streets. Parcel No. 2 is shown with two units for lease only, and Parcel No. 1 is shown with one unit to remain. Parcel No. 1 currently contains three covered parking spaces. One additional covered space is proposed. Parcel No. 2 contains two covered parking spaces. The existing structures meet all setback current setback requirements, except the house on Parcel No. 2 which is 2.5 feet from southwest property line. Currently, the required setback is 5 feet. No grading is proposed as part of this project.

**LOS ANGELES COUNTYWIDE GENERAL PLAN CONSISTENCY**

The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). Category 1 allows a maximum density of six dwelling units per acre. This would allow three units within the 0.54 gross acre project area. This subdivision proposes three units on two parcels. Therefore, the proposed density is consistent with the density requirement of the General Plan.

**Staff Analysis**

This project is consistent with several key policies of the General Plan. These key policies include:

7. Promote a reversal of the trend toward population losses in older urban areas.
8. Promote a distribution of population consistent with service system capacity, resource availability, environmental limitations and accessibility.
20. Maintain and conserve sound existing development.
39. Emphasize the preservation, conservation, and maintenance of stable residential areas.
42. Foster rehabilitation rather than replacement of housing units wherever economically feasible and consistent with neighborhood plans.
44. Preserve sound residential areas and protect them from intrusion of incompatible uses.
54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investment.

Therefore, this project is consistent with the General Plan.

**ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

**COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Parcel Map dated September 4, 2008 and recommends approval of the project with the attached conditions.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On April 28, 2009, hearing notices regarding this proposal were mailed to all property owners

**Staff Analysis**

as identified on the current Assessor's record within 500 feet of the subject property. The public hearing notice was published in the Whittier Daily News on May 2, 2009 and La Opinion on May 2, 2009. Project materials, including a Tentative Parcel Map, Land Use Map, draft staff report, and draft conditions of approval were sent to the Los Nietos Library on April 28, 2009. A hearing notice was posted on the subject property on May 2, 2009.

**CORRESPONDENCE RECEIVED**

At the time of writing, staff has not received any other correspondence regarding this case.

**STAFF EVALUATION**

The proposed development is consistent with all applicable provisions of the General Plan and the R-A-6,000 Zone. The existing house on Parcel 2 does not meet the current setback from the southwest property line. Currently, Title 22 of the LA County Code would require a 5-foot setback. The existing house is 2.5 feet from the southwest property line, in light of the structure's legal nonconforming status and the fact that this structure will not be made more nonconforming by this proposed land division, the house on Parcel 2 may remain nonconforming as long as the extent of the nonconformity is in no way increase. The subject property is surrounded by compatible uses and has access to County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

**STAFF RECOMMENDATION**

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve Tentative Parcel Map No. 068896 with the attached findings and conditions.

**Attachments:**

- Draft Factual
- Photos of the site
- Thomas Brothers Guide Map Page
- Draft Findings
- Draft Conditions
- Tentative Parcel Map No. 068896 dated September 4, 2008
- Land Use Map

SMT:JSH

4/28/09

**DEPARTMENT OF REGIONAL PLANNING  
TENTATIVE PARCEL MAP NO. 068896**

**Map Date: September 4, 2008**

**CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-A-6,000 zone.
2. All future development and building permits shall be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. Within three days of the tentative map approval date, the subdivider shall remit a \$2,068 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
4. The subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.



**CONDITIONS**

- b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

DRAFT

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 68896 (Rev.)

TENTATIVE MAP DATED 09-04-2008

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 68896 (Rev.)

TENTATIVE MAP DATED 09-04-2008

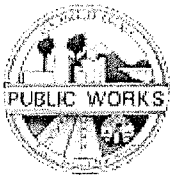
7. Quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



Prepared by John Chin  
pm68896L-rev2.doc

Phone (626) 458-4349

Date 09-06-2008



## COUNTY OF LOS ANGELES

### DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

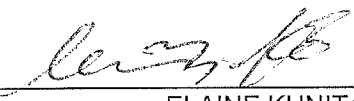

PARCEL NO.: 068896

REVISED TENTATIVE MAP DATE: 9/04/2008

#### STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel Map Waiver:

1. Approval of this map pertaining to drainage is recommended. (No grading is proposed on the application and map.)
2. A deed restriction for cross-lot drainage is required with Final Map recordation.

Name   Date 09/18/2008 Phone (626) 458-4921  
ELAINE KUNITAKE

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE PARCEL MAP 68896  
SUBDIVIDER Cox, Gutierrez and Studley  
ENGINEER Robert Wada  
GEOLOGIST ---  
SOILS ENGINEER ---

TENTATIVE MAP DATED 9/4/08 (Revision)  
LOCATION South Whittier  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE ---  
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 9/26/08 is attached.

Prepared by

  
Geir Mathisen

Reviewed by \_\_\_\_\_

Date 9/25/08

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 4.0  
PCA LX001129  
Sheet 1 of 1

**Ungraded Site Lots**

Tentative Parcel Map 68896  
Location South Whittier  
Developer/Owner Cox, Gutierrez and Studley  
Engineer/Architect Robert Wada  
Soils Engineer ---  
Geologist ---

**DISTRIBUTION:**

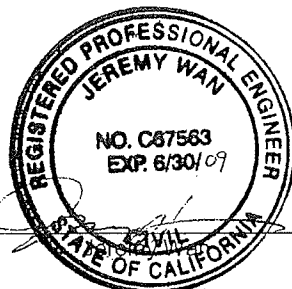
     Drainage  
     Grading  
     Geo/Soils Central File  
     District Engineer  
     Geologist  
     Soils Engineer  
     Engineer/Architect

**Review of:**

Tentative Parcel Map Dated by Regional Planning 9/4/08 (rev.)  
Previous Review Sheet Dated 4/30/08

**ACTION:**

Tentative Map feasibility is recommended for approval.



Prepared by \_\_\_\_\_ Date 9/26/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Jeremy\PR 68896, South Whittier, TPM-A\_3.doc

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

1. Deed Restrictions for cross lot drainage is required prior to final map clearance.

 Name Tony Hui Date 09/23/08 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Permission is granted to allow the modified street right of way of 50 feet on Mina Avenue due to title limitations.
2. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property on Mina Avenue and Gunn Avenue to the satisfaction of Public Works.
3. Construct sidewalk (next to the property line) along the property frontage on Gunn Avenue to the satisfaction of Public Works.
4. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. The typical sections for Mina Avenue and Gunn Avenue are not necessarily approved as shown.
6. Plant street trees along the property frontage on Mina Avenue and Gunn Avenue to the satisfaction of Public Works. Existing trees on Mina Avenue and Gunn Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
  - a. Provide street light poles with underground wiring along the property frontage of Mina Avenue and Gunn Avenue to the satisfaction of the Department of Public Works. Submit street lighting plans along with existing and /or proposed underground utilities plans as soon as possible to Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval.



- b. Upon parcel map approval, the applicant shall comply with conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights:

All street lights in the project, or approved project phase, must be constructed to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1<sup>st</sup> of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1<sup>st</sup> of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.



Prepared by Sam Richards  
pm68896r-rev2

Phone (626) 458-4921

Date 10-09-2008


COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 068896 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-04-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There is existing sewer in the area.

  
Prepared by Allen Ma  
pm68896s-rev2.doc

Phone (626) 458-4921

Date 10-09-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Water service to the existing building must be with the same parcel as the building it serves; otherwise it shall be relocated to the same parcel.
2. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

  
Prepared by Lana Radle  
pm68896w-rev2.doc

Phone (626) 458-4921

Date 10-09-2008



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 68896 Tentative Map Date September 04, 2008

Revised Report \_\_\_\_\_

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_\_ hours, over and above maximum daily domestic demand. \_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:  
Install \_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
☐ Location: As per map on file with the office.  
☐ Other location: \_\_\_\_
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per fire flow tests conducted by Orchard Dale Water District, the existing fire hydrants are adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date October 15, 2008



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 68896 Map Date September 04, 2008

C.U.P.  Vicinity Map 0548C

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **Access is adequate as shown on the Tentative Map. Cleared for public hearing.**

By Inspector: Juan C. Padilla Date October 15, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 68896      DRP Map Date: 09/04/2008      SCM Date: / /      Report Date: 10/06/2008  
Park Planning Area # 2      SOUTH WHITTIER / EAST LA MIRADA      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

No trails.

Comments:

3 existing structures to remain: no net increase in residential density w/creation of 2 parcels.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber, Developer Obligations/Land Acquisitions

Supv D 4th

October 08, 2008 10:06:02

QMB02F.FRX



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	68896	DRP Map Date:09/04/2008	SMC Date: / /	Report Date: 10/06/2008
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type:REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)people \times (0.003) Goal \times (U)nits = (X) acres obligation$$

$$(X) acres obligation \times RLV/Acre = In-Lieu Base Fee$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 3 = Proposed Units 0 + Exempt Units 3

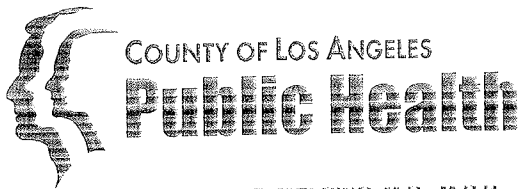
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.68	0.0030	0	0.00
M.F. < 5 Units	4.06	0.0030	0	0.00
M.F. >= 5 Units	2.95	0.0030	0	0.00
Mobile Units	2.02	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.00

Park Planning Area = 2 SOUTH WHITTIER / EAST LA MIRADA

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$236,064	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$236,064	\$0



COUNTY OF LOS ANGELES

**Public Health**

JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JONATHAN E. FREEDMAN  
Acting Chief Deputy

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

Swati Bhatt, REHS  
LAND USE PROGRAM, Chief EHS  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5380 • FAX (626) 813-3016



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October 8, 2008

RFS No. 08-0028981

Parcel Map No. 068896

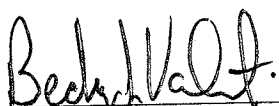
Vicinity: South Whittier

Tentative Parcel Map Date: September 4, 2008 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 068896** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **Orchard Dale Water District**, a public water company.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

  
Becky Valenti, E.H.S. IV  
Land Use Program